

Frankfort Architectural Review Board

September 19, 2006

Members Present:            Andrew Casebier  
                                     Dwayne Cook  
                                     Donald Perry  
                                     Roger Stapleton            (4)

Member Absent:            John Downs            (1)

There being a quorum, the meeting proceeded. Chairman Stapleton called the meeting to order.

A motion was made by Mr. Cook to approve the minutes of the meeting of July 18, 2006. The motion was seconded by Mr. Stapleton. Mr. Cook and Mr. Stapleton voted in favor of the motion. Mr. Casebier and Mr. Perry abstained. The motion carried.

Chairman Stapleton welcomed new member Donald Perry to the Board.

The only item of business on the agenda was a request from Marshall Flynn for a Certificate of Appropriateness to allow the construction of an off street parking lot at the rear of the structure located at 217 West Fourth Street.

Mr. Perry disqualified himself from participating on this request.

Mr. Robert Hewitt, Planning Supervisor, was present to give the staff report. Mr. Hewitt stated the property is in the South Frankfort Neighborhood Historic District. He stated staff was unable to locate a Kentucky Historic Resources individual survey form for the property.

Mr. Hewitt stated the applicant has proposed applying a surface of concrete pavers to the off street parking lot. Mr. Hewitt stated staff recommended approval of the request. Mr. Hewitt requested his staff report be entered into the record.

Mr. Hewitt added that additional requirement, such as drainage, would be addressed at the building permit stage.

Mr. Gilmore Dutton, 414 Shelby Street, stated he lived beside the alleyway. He added that the deed for the adjacent Unger property provides an easement from their property to get to the garage.

Mr. Ryan Hix, Attorney, was present for Mr. Flynn. He stated they were in agreement with the staff's assessment and recommendation. He stated Mr. Flynn would use concrete pavers. He stated that would help alleviate drainage problems. He added it would require no disturbance of existing vegetation and trees and would alleviate on street parking on Fourth Street.

Mr. Marshall Flynn, 105 Inwood, owner, was present and stated some of the alleyways and right-of-ways were generated by tax maps. Mr. Hewitt stated the tax map indicated the alleyway was out of use. Mr. Edwin Logan stated the Board was not determining if the alleyway was open or closed. He stated this was only for the appropriateness of the parking area.

Mr. Flynn stated the building contains four units and two of them are two bedroom units. He added Frankfort High School is across the street and is parking congestion. He stated he hoped to benefit the tenants.

Ms. Jennie Heady stated there is a water basin where they want to put the parking lot. Mr. Logan stated the Board could not consider drainage, only aesthetics. He stated drainage would be discussed in the permit process. Mr. Dutton stated the ten foot alley is a private driveway and not an alley. He added it has been abandoned by the City for 42 years and has been maintained by the property owners. Mr. Logan stated it was not appropriate for the Board to make ownership determination.

Mr. John Unger, 410 Shelby Street, was concerned about the closeness of the driveway.

Ms. Diana Looney stated they were setting a precedent and it was an issue for all of South Frankfort.

A motion was made by Mr. Cook is approve the Certificate of Appropriateness with the requirement that open style concrete grass pavers be used. The motion was seconded by Mr. Casebier and carried unanimously with Mr. Perry recusing himself.

A motion was made by Mr. Cook to adjourn. The motion was seconded by Mr. Perry and carried unanimously.

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Chairman

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Recording Secretary